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Trustee's Deed



14163120330

ILLINOIS

Doc#: 1416312033 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2014 10:27 AM Pg: 1 of 4

Above Space for Recorder's Use Only

ET/STSI4036AN DUL 1.91

This AGREEMENT between Megan E. Schulte, also known as Megan Schulte Deboer, married to Matthew R. Deboer*, as Trustee of the Megan E. Schulte A/K/A Megan Schulte Deboer Trust dated July 16, 2013 as Trustee and Grantor, of the City of Oak Park, County of Cook, State of Illinois and Grantee(s) Alexander Hoang Truong, a single man of 16619 Honeybee Drive, Tustin, CA 92782. WITNESSES: The Grantor(s) in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby CONVEY(s) and WARRANT(s) unto the Grantee(s) in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)* together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General taxes for all of 2013 and First Installment of 2014 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 16-07-224-028-1012

Address(es) of Real Estate:
125 N. Euclid Avenue, Unit 303 Oak Park Illinois 60302

* Matthew R. Deboer signing for the sole purpose of Waiving Homestead.

see page 2

5-20-14

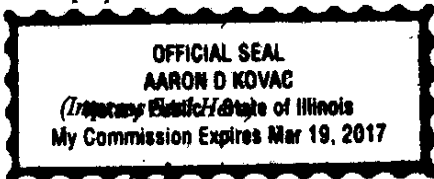
The date of this deed of conveyance is *5-3-14*

Megan E. Schulte
(SEAL) Megan E. Schulte, as Trustee

Megan E. Schulte DeBoer
(SEAL) Megan Schulte Deboer, as Trustee

Matthew R. Deboer
(SEAL) Matthew R. Deboer

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Megan E Schulte also known as Megan Schulte Deboer and Matthew R. Deboer personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, as such trustee, for the uses and purposes therein set forth.



(My Commission Expires 3/19/17)

Given under my hand and official seal *5/3/14*

Aaron D. Kovac
NOTARY PUBLIC

BOX 333-CP

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LEGAL DESCRIPTION

For the premises commonly known as:

125 N. Euclid Avenue, Unit 303
Oak Park, Illinois 60302

Legal Description:

SEE ATTACHED LEGAL

* * * Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of the short sale price until 90 days from the date of the deed. These restrictions shall run with the land and are not personal to the Grantee.

REAL ESTATE TRANSFER 05/20/2014



COOK	\$62.50
ILLINOIS:	\$125.00
TOTAL:	\$187.50

16-07-224-028-1012 | 20140501605175 | MVRJB2

This instrument was prepared by

Gardi & Haught, Ltd.
939 N. Plum Grove Rd., Ste. C
Schaumburg, IL 60173

Send subsequent tax bills to:

Alexander Hoang Truong
125 N. Euclid Ave. # 303
Oak Park, IL 60302

Recorder-mail recorded document to:

Spain, Spain & Varnet, P.C.
35 W. Dearborn St., Ste. 2220
Chicago, IL 60602

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Oak Park

MAY 19 14

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REAL ESTATE TRANSFER TAX
0100000
FP 102801

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5144036 MNC
 STREET ADDRESS: 125 N. EUCLID AVE. #303
 CITY: OAK PARK COUNTY: COOK
 TAX NUMBER: 16-07-224-028-1012

LEGAL DESCRIPTION:

UNIT NUMBER 303 IN THE EUCLID COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 AND THE EAST 26.86 FEET OF LOT 3 LYING ABOVE AN ELEVATION OF 43.50 FEET AND BELOW AN ELEVATION OF 56.00 FEET (VILLAGE OF OAK PARK DATUM) EXCEPT THOSE PARTS OF SAID LOTS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 08 MINUTES, 35 SECONDS EAST, ALONG THE 1E LINE OF LOT 1, A DISTANCE OF 26.68 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE APPROXIMATE CENTERLINES OF INTERIOR WALLS AND THEIR EXTENSIONS, NORTH 89 DEGREES, 46 MINUTES, 59 SECONDS WEST, A DISTANCE OF 24.64 FEET; THENCE SOUTH 00 DEGREES, 59 MINUTES, 35 SECONDS EAST, A DISTANCE OF 1.27 FEET; THENCE NORTH 30 DEGREES, 55 MINUTES, 45 SECONDS WEST, A DISTANCE OF 34.78 FEET; THENCE NORTH 00 DEGREES, 22 MINUTES, 40 SECONDS EAST, A DISTANCE OF 31.58 FEET; THENCE SOUTH 89 DEGREES, 55 MINUTES, 45 SECONDS EAST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 00 DEGREES, 41 MINUTES, 43 SECONDS WEST, A DISTANCE OF 16.94 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 59 SECONDS EAST, A DISTANCE OF 8.24 FEET; THENCE SOUTH 00 DEGREES, 23 MINUTES, 48 SECONDS WEST, A DISTANCE OF 1.35 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 59 SECONDS EAST, A DISTANCE OF 22.41 FEET TO THE EAST LINE OF LOT 1; THENCE SOUTH 00 DEGREES, 08 MINUTES, 35 SECONDS WEST, ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 12.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALSO COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, THENCE NORTH 89 DEGREES, 51 MINUTES, 05 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 1, 2 AND 3, A DISTANCE OF 137.44 FEET TO THE EXTENSION OF THE WEST FACE OF AN EXTERIOR WALL, THENCE NORTH 00 DEGREES, 07 MINUTES, 38 SECONDS EAST ALONG THE WEST FACE OF AN EXTERIOR WALL AND ITS EXTENSION, 29.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 57 MINUTES, 59 SECONDS WEST, A DISTANCE OF 5.29 FEET; THENCE NORTH 00 DEGREES, 03 MINUTES, 18 SECONDS WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 89 DEGREES, 35 MINUTES, 28 SECONDS EAST, A DISTANCE OF 5.40 FEET TO THE WEST FACE OF AN EXTERIOR WALL; THENCE SOUTH 00 DEGREES, 07 MINUTES, 38 SECONDS WEST, ALONG THE WEST FACE OF AN EXTERIOR WALL, 34.70 FEET TO THE POINT OF BEGINNING, ALSO COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, THENCE NORTH 89 DEGREES, 51 MINUTES, 05 SECONDS WEST ALONG THE SOUTH LINE OF LOT 1, 2 AND 3, A DISTANCE OF 137.44 FEET TO THE EXTENSION OF THE WEST FACE OF AN EXTERIOR WALL, THENCE NORTH 00 DEGREES, 07 SECONDS, 38 MINUTES EAST ALONG THE WEST FACE OF AN EXTERIOR WALL AND ITS EXTENSION, 59.28 FEET TO THE POINT OF BEGINNING OF A PARCEL LYING ABOVE AN ELEVATION OF 55.33 FEET; THENCE CONTINUING NORTH 00 DEGREES, 07 MINUTES, 38 SECONDS EAST, A DISTANCE OF 4.49 FEET; THENCE SOUTH 89 DEGREES, 55 MINUTES, 45 SECONDS EAST, A DISTANCE OF 12.48 FEET; THENCE SOUTH 00 DEGREES, 07 MINUTES, 38 SECONDS WEST, A DISTANCE OF 4.49 FEET, THENCE NORTH 89 DEGREES, 55 MINUTES, 45 SECONDS WEST, 12.48 FEET MORE OR LESS TO THE

(CONTINUED)

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5144036 MNC
STREET ADDRESS: 125 N. EUCLID AVE. #303
CITY: OAK PARK COUNTY: COOK
TAX NUMBER: 16-07-224-028-1012

LEGAL DESCRIPTION:

POINT OF BEGINNING, ALL IN IN SECOND RESUBDIVISION OF THE SUBDIVISION OF BLOCK 24 IN JAMES W SCOVILLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0636109059 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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